

REPORT TO AYLESFORD PARISH COUNCIL 16th July 2025

By the Tonbridge and Malling Borough Councillors for

**Aylesford North and North Downs Ward
Councillors Dave Davis, Alex McDermott and Roger Dalton**

**Aylesford South and Ditton Ward
Councillors Rob Cannon, Steve Hammond and Colin Williams**

**Walderslade Ward
Councillor Des Keers**

ALL WARDS ITEMS

LOCAL PLAN – UPDATE

1. There have been no further updates since our last report.

DEVOLUTION

2. There has been no further update on devolution since last time.

TEMPORARY ACCOMODATION – BBH OLD COACH CAR PARK

3. Though in Aylesford North and North Downs ward this affects Walderslade residents as well.
4. TMBC is short of good well served Temporary Accommodation in the North of the Borough. Providing this, means that TMBC residents, who are made homeless at short notice, can be housed in the area, where they are most likely to settle into more permanent accommodation and have a local family or social network to help them. Provision of this accommodation in hotels can be expensive.
5. The old Blue Bell Hill coach park is a brownfield site owned by TMBC and has been an area that has attracted ASB. Having residents there who have detailed contact with TMBC staff could ease this problem.
6. The early planning is to provide about 15 modular homes on this site
7. It is very early days in the planning and the next stage is for TMBC to instruct a housing consultant to investigate the problem and prepare detailed plans that can be progressed forward. Part of their work is to prepare a planning application to submit to the TMBC Planning department to ensure there are no substantive planning issues that prevent this plan proceeding.
8. A notice was sent to your Parish and there is a further public announcement at:

<https://www.tmbc.gov.uk/news/article/172/housing-scheme-to-ease-the-plight-of-homeless>

AYLESFORD NORTH & NORTH DOWNS ISSUES

LAND AROUND ECCLES – PUBLIC MEETINGS

9. We now feel that the pressure to produce early results, on what Eccles residents want as gains from the planning process of the Trenport development has relaxed a little. However we intend to proceed at best speed to firm up what the village wants and needs. Parts of this will have relevance to the Regulation 18 Consultation later this year.

10. The public meetings in Eccles, earlier this year, generated some 38 suggestions for improvements to the village and development. These were passed to the planning officers dealing with the development, this week and they are assessing them. Once that is done we will work with the Village Working Group on the Survey.

ENFORCEMENT ACTIONS IN PROGRESS

Nursery Rochester Road Aylesford (25/00039)

11. There is no change from our May report. You will recall that enforcement action was about to restart after the applicant lost an appeal against that enforcement. Almost immediately the owner submitted another application. This delayed enforcement action. Dave Davis and Roger Dalton had a meeting with both the case officer and the enforcement officer who are now working together on this issue.

12. As of now the planning application is still under consideration by the case officer and when decided will pass to the enforcement officer.

Land Rear of Mackenders Lane Eccles Aylesford Kent

13. There is no change from our May report.

14. There is a farm building that has been largely built. It is a building for farm use such as storing farm machinery. This building is permitted development.

15. There is also a caravan on site that is been occupied during the period of construction of the permanent building above which is permitted during that construction. A meeting has been held with the owner and TMBC Enforcement Officers and there is still work going on the approved building. As such continued use of the caravan is lawful until that work stops.

Land On Former Scout Camp Warren Road

16. There is no change from our May report. It remains in the hands of the over stretched court system awaiting further prosecution.

Land North of Lower Warren Road and East of Warren Road

17. There is no change from our May report. The closure of this enforcement action was reported to you earlier. However, also reported, was an application 24/02027/PL had been

submitted for a mobile home on the site. We are still waiting for a decision on the planning application before any enforcement action can be taken.

Common Road Blue Bell Hill

18. There is no change from our May report. There has been activity where landowners are trying to sell land in this field. In itself, that is not a planning issue.

19. To date there has been no construction that requires enforcement action however this is still an active enforcement case.

AYLESFORD SOUTH AND DITTON

20. We are still waiting for the major development of 435 houses at Bunyards Farm 22/00409 to come to Area 3 Planning. At present there is a holding objection from KCC Ecology about reptiles on the site which requires additional surveys to be undertaken. It will come to Area 3 Planning Committee as soon as this is resolved.

WALDESLADE WARD

21. Nothing to report this month.